



**Elementsnq** continue to seek inspiration to create sustainable healthy environments in which communities will thrive.

## **1. Introduction to Altira Estate**

Altira is protected by a set of building design guidelines to assist you in designing your dream home or investment. These guidelines will ensure the establishment of a premium quality attractive residential estate and to protect Altira's future lifestyle and investment appeal.

## **2. Our Approval Process**

Prior to lodging your building application with either the Townsville City Council or a private certifier you are required to submit the below documents to the developer (Elementsnq) for approval.

Before undertaking any building work, you must first obtain written approval from Elementsnq.

Please fill in the attached Application Form and submit documents to:

Email [contact@altiria.com.au](mailto:contact@altiria.com.au)

Level 1, 25 Sturt Street, Townsville 4810

Phone 4722 2733

Plans required for our approval process:

1. Site Plan showing the location of the house, garage and driveway.
2. Floor Plans with room measurements and gross floor area of the house
3. Front, back and side elevation
4. A site section indicating floor levels, site levels and the building envelope

Additional details required:

1. An external finishes schedule indicating the type of material/finishes/colours to be used.
2. Fencing and driveway details
3. Any proposed cut and fill
4. Landscaping Plan

Applications will be processed within 10 business days.

Each application will be assessed on its individual merits and its compliance to our Building Design Guidelines. The developer may grant approvals with or without conditions and if the developer does not grant approval they will give reason and outline suggested amendments.

Interpretation of the covenant is at the sole discretion of the developer, Elementsnq.

### **3. Starting to Build at Altira**

We ask you to consider your neighbours and the community when you start building your home.

It would be reasonable to ask your builder once he starts the construction to take no longer than 12 months to complete your home. And if a temporary building structure needs to be erected for the purpose of construction of a home we ask this also be onsite for a maximum of 12 months.

Whilst your land is vacant you must regularly maintain any overgrown grass or weeds on your homesite. And you must not allow building materials to accumulate.

It would be unfair to ask residents to live next to vacant land for long periods of time and you are required to start construction within 3 years of settlement occurring.

### **4. Positioning of your Home**

When considering your house design it is important to consider a design that will maximise views, breezes and minimise direct sunlight. Homes constructed on hill slopes will be highly visible not only to the immediate surroundings but to the city as a whole.

By working with the natural fall of the land it is strongly encouraged that you tailor your home to suit the topography of the area, by positioning, designing and constructing your house to blend with and enhance the natural environment.

Afternoon breezes generally blow from the North East with morning breezes from the South East.

To minimise the effects of the North Queensland weather please consider some of these addition measures to assist in cooling your home:

- Floor to ceiling louvers
- Ventilation and Insulation of roof cavity
- Raised Ceilings
- Shaded Windows
- Feature cut outs and half height walls to help internal airflow
- Covered outdoor entertainment areas and verandas
- Strategically placed trees and plants or wider eaves

## **Building Setbacks Requirments**

You will find set back requirements from the Townsville City Council Building Envelope for your lot.

## **Maximum Site Cover**

Townsville City Council requires the gross floor area of House; Garage; Sheds (all structures) on your homesite should not exceed 50% of the total homesite area. Where considering a two-storey home consideration must be given to the privacy of adjoining land-owners, the security of the neighbourhood, and overshadowing which may adversely affect adjoining residents.

## **Minimum Floor Area**

It is encouraged that that the gross floor area of all habitable rooms in your home shall be a minimum of 200sqm. All habitable rooms include car accommodation, verandas, porches and patios.

## **Building Requirements**

No homes previously erected or existing on or attached to other land shall be erected or placed on the land. No second hand or sub-standard building materials shall be used in the construction of any improvements to the land.

No imported fill will be placed on the land without prior written approval from the Developer. The purchaser will ensure that any fill placed on the land is spread and compacted in accordance with council requirements.

When planning your home it is important to consider the visual impact your home will have on street appeal and the neighbourhood.

Consideration shall be given to the following:

- Manipulation of the form/scale of the building to take into account the natural slope of the site eg. Use of varied building materials, stepping of the building form to reduce bulk of a building
- Landscaping and fencing should complement the house design and area
- Definition of entry porticos
- Use of Verandas

## **External Building materials**

The exterior walls should be constructed with combination of materials. 100% use of one material is not supported; a minimum of 70% of any one material is encouraged.

The external colour scheme of any home should be chosen and designed to complement the hill location and to blend with the natural colours of the surrounding environment.

Colours should for instance be based on natural hues, moderate to darker wood stains also blend well with the hill slope surroundings and are recommended. Generally, exterior colours and surfaces (excluding roofs)

should not incorporate pastels or terracotta colours, whites or creams, bright colours such as reds, blues and yellows, or reflective surfaces.

- Brick or clay block
- Painted Rendered concrete masonry
- Colourbond coated corrugated metal sheeting
- Texture coated fibre-cement cladding
- Express jointed joint painted/stained panel cladding

### **Roofing**

- The appearance and materials used on your roof should complement the style of your home.
- Multiple roof pitches are encouraged and could enhance the appearance of your home
- Clay/concrete, factory processed coloured metal tiles or corrugated colourbond Custom orb (or equivalent) are allowed. Zinc or aluminium finished metal roofing is not permitted except on patios or verandas that are not visible from the street
- The exterior finish of all metal fascias or gutters or downpipes shall be a factory processed finish to complement the roof covering and colour.

### **Car Accommodation**

- All Homes are required to have two undercover lock up car parking spaces.
- A detached carport must be constructed behind the main building line and must include a roof.
- Carport materials (incl roof) must be consistent with the design, colours and materials of the home.

### **Sheds/Workshops**

- Sheds should not be visible to the street or public area and must be adequately screened.
- Structures larger than 20m<sup>2</sup> must have walls and trim in a similar colour to the main dwelling.
- Garden sheds, if smaller than 20m<sup>2</sup> and are of prefabricated type construction shall be in a Colour Bond type material and of similar colour to the main dwelling.
- Sheds constructed out of galvanised iron, zinc or aluminium coated steel or corrugated fibre cement sheeting will not be permitted.

## **Landscaping**

- It is strongly encouraged that any areas visual to the street be landscaped during or immediately after construction to a reasonable standard .
- Turf between the front line and the kerb-line must be laid to reduce topsoil erosion and run off.
- Landscaping can also help to cool the house by providing shade to the roof, walls and windows, and by creating a cool micro-climate adjacent to windows. Conversely, large areas of paving can add considerable heat.
- Surrounding vegetation should be designed to soften and screen the impact of the home from the surrounding area or more distant vantage points.
- No landscaping should be completed that directs water to neighbouring properties or cause water to pool.

## **Fencing**

- No front fence shall be erected on the land closer to the street than the house building line as a requirement of the Townsville City Council.
- No fences shall be erected of reflective finish materials, corrugated or sheet iron, barbed wire or corrugated asbestos cement. No second hand or sub-standard materials shall be used.
- Fences and walls should be designed and constructed to be compatible with, and to enhance, the surrounding environment. Colours again should be chosen with this purpose in mind.
- The Buyer shall indemnify and keep indemnified the Developer and the Seller against any claim in respect of the erection of any dividing fence.
- Any fencing erected by the Developer must not be removed or modified in any way and without approval.
- The Developer shall not contribute to any dividing fences.

## **Driveways and Crossovers**

- All materials and finishes used in the construction of the driveway should complement those used in the home.
- When planning your driveway please ensure that you have taken into account the location of storm water pits, light poles, Telstra and Ergon service points, and any other utilities which cross the land.
- Townsville City Council may also have requirements as to the finish of the driveways that need to be met.

## **Retaining Walls**

All retaining walls are required to be aesthetically pleasing and compliment the design and character of the home All efforts must be made to screen with landscaping and any masonry block walls must be rendered.

Without Developers written approval no wall structures greater than 2.5 meters in height may be constructed. In considering such a request, the developer shall have to regard the aesthetics of the structure and impact upon neighbourhood.

## **TV Antennae and Satellite Dish**

- Satellite dishes and Antenna's should be fitted in a location which minimises the visual impact and must not be visible from the street.
- It is strongly encouraged use of Internal or under roof antenna's.

## **Air Conditioners**

- Air conditioners should be installed in a location not visible from public view or that is screened in a manner that is complementary to the character of the home.
- Units will not be permitted in the front façade of the home unless adequate screening measures are put in place.

## **Solar Hot Water Systems**

Solar Hot Water Systems should be positioned to minimise their impact on the street front appeal of the home and should be coloured to compliment the roof.

## **Clotheslines**

Your clothesline should not be visible from the street for both practical and aesthetic reasons

## **Letter Boxes**

To enhance street appeal letter boxes are strongly recommended to be constructed from similar materials as the main home.

## **5. Subsequent Sale of the Property**

Any sale, transfer of the land must be bound by the same terms and conditions as contained in this covenant.

## **6. Amendment of Covenants**

The developer Elementsnq reserves the right to make amendments or add to these covenants at any time.



## APPLICATION FORM FOR APPROVAL

APPLICANT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Postcode \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ (AH) \_\_\_\_\_

PROPERTY: \_\_\_\_\_

OWNER: \_\_\_\_\_

### TYPE OF WORKS:

House  Duplex  Carport  Fence

Other (please describe)

GROSS FLOOR AREA: \_\_\_\_\_ sqm plus carport / garage \_\_\_\_\_

### CHECKLIST:

Please ensure the following are attached to this proposal (as appropriate):

A site plan showing existing and proposed works (2 copies) Yes

Plans and elevations of the proposed works (2 copies) Yes

An external colour schedule (2 copies) Yes

A landscape plan (2 copies) Yes

Signed:

Date:

(Owner / applicant)